

# GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Stein Property			<b>FID #</b>	
<b>BRRTS #:</b>	03-41-001953			<b>(if appropriate):</b>	
<b>COMMERCE #</b> (if appropriate):	53216-1005-25				
<b>CLOSURE DATE:</b>	February 14, 2003				
<b>STREET ADDRESS:</b>	7425 W Appleton Ave				
<b>CITY:</b>	Milwaukee				
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>	682394	<b>Y =</b>	292767	
<b>CONTAMINATED MEDIA:</b>	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS:					
• GPS COORDINATES	<b>X =</b>		<b>Y =</b>		
(meters in WTM91 projection):					
<b>OFF-SOURCE SOIL CONTAMINATION</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<b>&gt;Generic or Site-Specific RCL (SSRCL):</b>					
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES	<b>X =</b>		<b>Y =</b>		
(meters in WTM91 projection):					
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
<b><u>DOCUMENTS NEEDED</u></b>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input checked="" type="checkbox"/>
<b>Location Map</b> which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
<b>Detailed Site Map(s) for all affected properties</b> , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<input checked="" type="checkbox"/>
<b>Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)</b>					<input checked="" type="checkbox"/>
<b>Tables of Latest Soil Analytical Results (no shading or cross-hatching)</b>					<input checked="" type="checkbox"/>
<b>Isoconcentration map(s), if required for site investigation (SI)</b> (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input checked="" type="checkbox"/>
<b>GW: Table of water level elevations, with sampling dates, and free product noted if present</b>					<input checked="" type="checkbox"/>
<b>GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)</b>					<input checked="" type="checkbox"/>
<b>SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with <del>one</del> contour</b>					<input checked="" type="checkbox"/>
<b>Geologic cross-sections, if required for SI.</b> (8.5x14' if paper copy)					<input checked="" type="checkbox"/>
<b>RP certified statement that legal descriptions are complete and accurate</b>					<input checked="" type="checkbox"/>
<b>Copies of off-source notification letters (if applicable)</b>					<input type="checkbox"/>
<b>Letter informing ROW owner of residual contamination (if applicable)</b> (public, highway or railroad ROW)					<input checked="" type="checkbox"/>
<b>Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure</b>					<input checked="" type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
101 West Pleasant Street, Suite 100A  
Milwaukee, Wisconsin 53212-3963  
TDD #: (608) 264-8777  
Fax #: (414) 220-5374  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
**Jim Doyle, Governor**  
**Cory L. Nettles, Secretary**

February 14, 2003

Mr. Martin Stein  
1800 E. Capitol Dr.  
Milwaukee, WI 53211

RE: **Final Closure**

**Commerce # 53216-1005-25**      **WDNR BRRTS # 03-41-001953**  
Stein Property, 7425 W. Appleton Ave., Milwaukee

Dear Mr. Stein:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure of the site referenced above. This site is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, appropriate measures must be implemented to assure that it is managed following all applicable regulations. If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to protect and restore Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,

A handwritten signature in black ink that reads 'Monica L. Weis'. The signature is written in a cursive, flowing style.

Monica L. Weis  
Hydrogeologist  
Site Review Section

cc: Mr. Kirk Kapfhammer, URS Corporation  
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
101 West Pleasant Street, Suite 100A  
Milwaukee, Wisconsin 53212-3963  
TDD #: (608) 264-8777  
Fax #: (414) 220-5374  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
**Scott McCallum, Governor**  
**Philip Edw. Albert, Secretary**

October 17, 2002

Mr. Martin F. Stein  
1800 E. Capitol Dr.  
Milwaukee, WI 53211

RE: **Conditional Case Closure**

**Commerce # 53216-1005-25**      WDNR BRRTS # 03-41-001953  
Stein Property, 7425 W. Appleton Ave., Milwaukee

Petroleum impacts identified during a Phase I investigation conducted in  
November 1991

Dear Mr. Stein:

On May 2, 2002, the Wisconsin Department of Commerce (Commerce) PECFA Site Review Section received a request for case closure from URS Corporation. It is understood that residual soil and groundwater contamination remains on-site. On October 16, 2002, Commerce received the complete GIS registration packet of information and verification that the soil and groundwater GIS Registry fees were paid to the Wisconsin Department of Natural Resources for placement of the site on the GIS Registry of Closed Remediation Sites. Using the standards established in the NR 700 series, Wisconsin Administrative Code (Wis. Adm. Code), Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

**The following conditions must be satisfied to obtain final closure:**

- A restriction must be placed on the property deed addressing residual petroleum impacts to soil. For case closure, please submit a copy of the deed restriction that shows the County Register of Deeds' recording information. The restriction must include a site map that accurately depicts the property boundaries and indicates where the residual contamination remains. Also, include a table of residual soil contamination results, if the data are not presented on the map. Enclosed for your use is an example "Notice of Contamination to Property" that has been prepared for your site. If you wish to modify the language, submit a copy to the undersigned for approval before recording. If an electronic copy of the "Notice of Contamination to Property" is desired, you may contact Commerce and a copy will be forwarded to you.
- All groundwater monitoring wells must be properly abandoned and the appropriate documentation forwarded to Commerce at the letterhead address.

Mr. Martin F. Stein

Commerce # 53216-1005-25

WDNR BRTS # 03-41-001953

Stein Property, 7425 W. Appleton Ave., Milwaukee

October 17, 2002

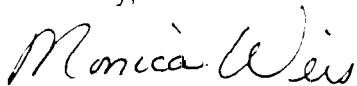
Page 2

- Provide a narrative of the process that will be administered for dismantling the groundwater extraction and treatment and soil vapor extraction system. Please note that costs associated with dismantling systems are not eligible for PECFA reimbursement.

As of August 31, 2001, State Statute 101.143 requires PECFA claimants seeking reimbursement of interest costs to submit a final reimbursement claim within 120 days after they receive written notification that no further action is required with respect to the discharge at their site. This letter serves as your written notice of "no further action". If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement. Costs associated with recording deed notices or other restrictions are not eligible for PECFA reimbursement, and the recording of these notices should not delay the claim submittal process.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,



Monica L. Weis  
Hydrogeologist  
Site Review Section

Enclosure: Draft "Notice of Contamination to Property"

cc: Mr. Kirk Kapfhammer, URS Corporation  
Case File

This Deed, made between LESTER G. KLEINMANN

5343992  
REGISTER'S OFFICE } SS  
Milwaukee County, WI }  
RECORDED AT 42 M

and MARTIN F. STEIN

AUG 1 1979  
REEL 1237 IMAGE 684  
REGISTER  
OF DEEDS

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Milwaukee  
County, State of Wisconsin:RETURN TO Robert A. Teper  
777 E. Wis. Ave., Suite 2900  
Milwaukee, WI 53202Lot Seven (7), in Block Three (3), in  
Capitol Center, being a Subdivision of  
a part of the South West One-quarter  
(1/4) of Section Three (3), Township  
Seven (7) North, Range Twenty-one (21)  
East, in the City of Milwaukee, County  
of Milwaukee, State of Wisconsin.

Tax Key No. 251-0030

TRANSFER  
\$ 100.  
FEBDOC # 5343992 #  
RECORD 2.00  
RTX 100.00This is not homestead property.  
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Lester G. Kleinmann

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except  
municipal and zoning ordinances, recorded easements for public  
utilities, recorded building restrictions.

and will warrant and defend the same.

Dated this 29 day of August, 1979

(SEAL)

Lester G. Kleinmann (SEAL)

\* Lester G. Kleinmann

(SEAL)

(SEAL)

## AUTHENTICATION

Signatures authenticated this 29 day of

August 1979

Robert A. Teper  
TITLE: MEMBER STATE BAR OF WISCONSIN(If not,  
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

MARCUS, TEPPER AND ASSOCIATES

By Jerome A. Tepper

(Signatures may be authenticated or acknowledged. Both  
are not necessary.)

## ACKNOWLEDGMENT

STATE OF WISCONSIN

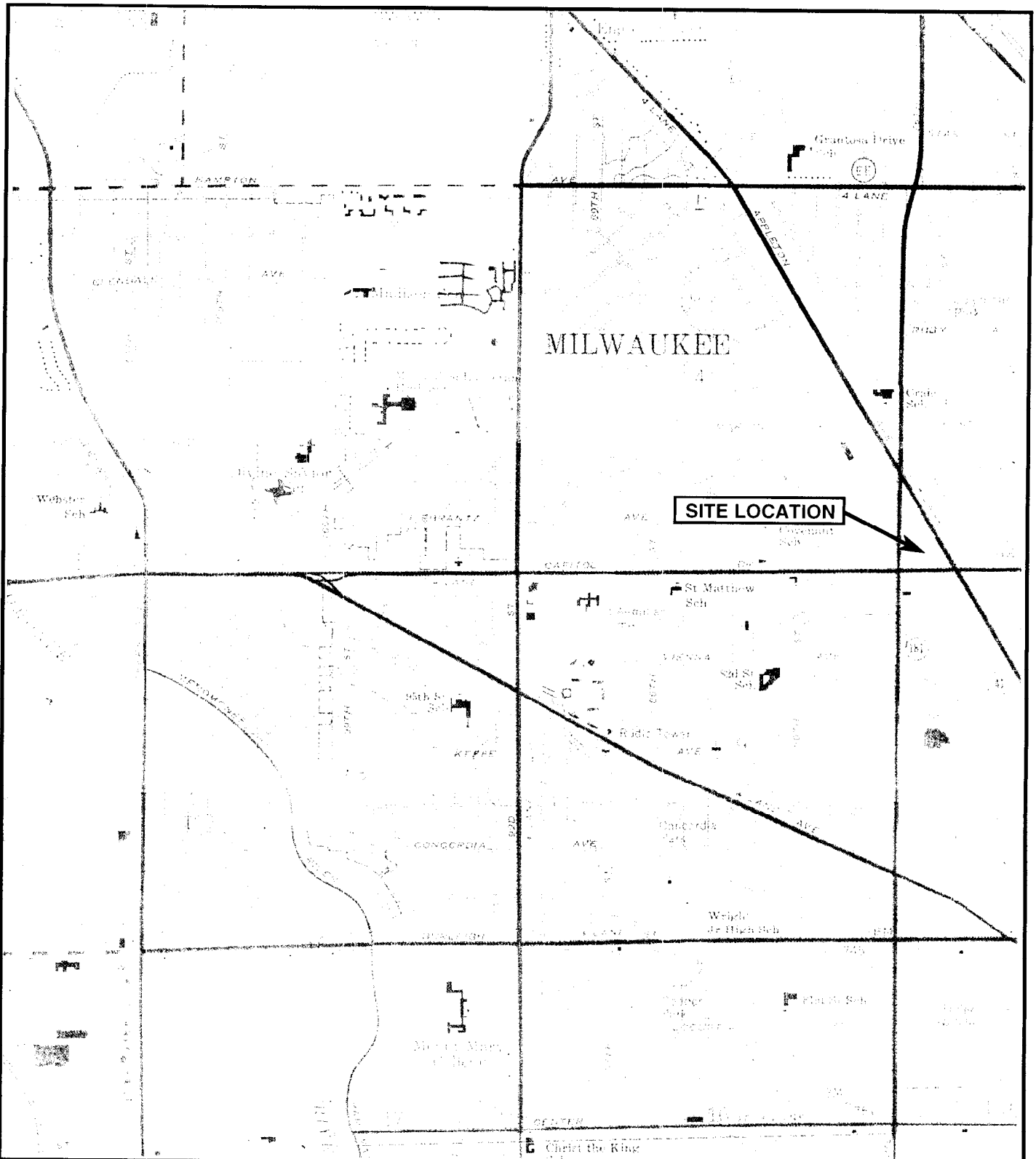
Milwaukee County, SS.

Personally came before me, this 29 day of  
August, 1979 the above named Lester  
G. Kleinmannto me known to be the person who executed the  
foregoing instrument and acknowledge the same.Notary Public Milwaukee County, Wis.  
My Commission is permanent. (If not, state expiration  
date: , 19 )

\*Names of persons signing in any capacity should be typed or printed below their signatures.

STEIN PROPERTY 7425 WEST APPLETON AVENUE  
MILWAUKEE, WI 53216  
COMMERCE # 53216-1005-25, WDNR BRRTS # 03-41-001953

PARCEL IDENTIFICATION NUMBER : NO. 251 - 0030



SOURCE: USGS 7.5 Minute Topographic Map, MILWAUKEE, WISCONSIN Quadrangle 1971



NORTH

0 1000 2000



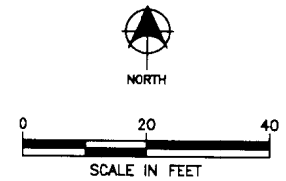
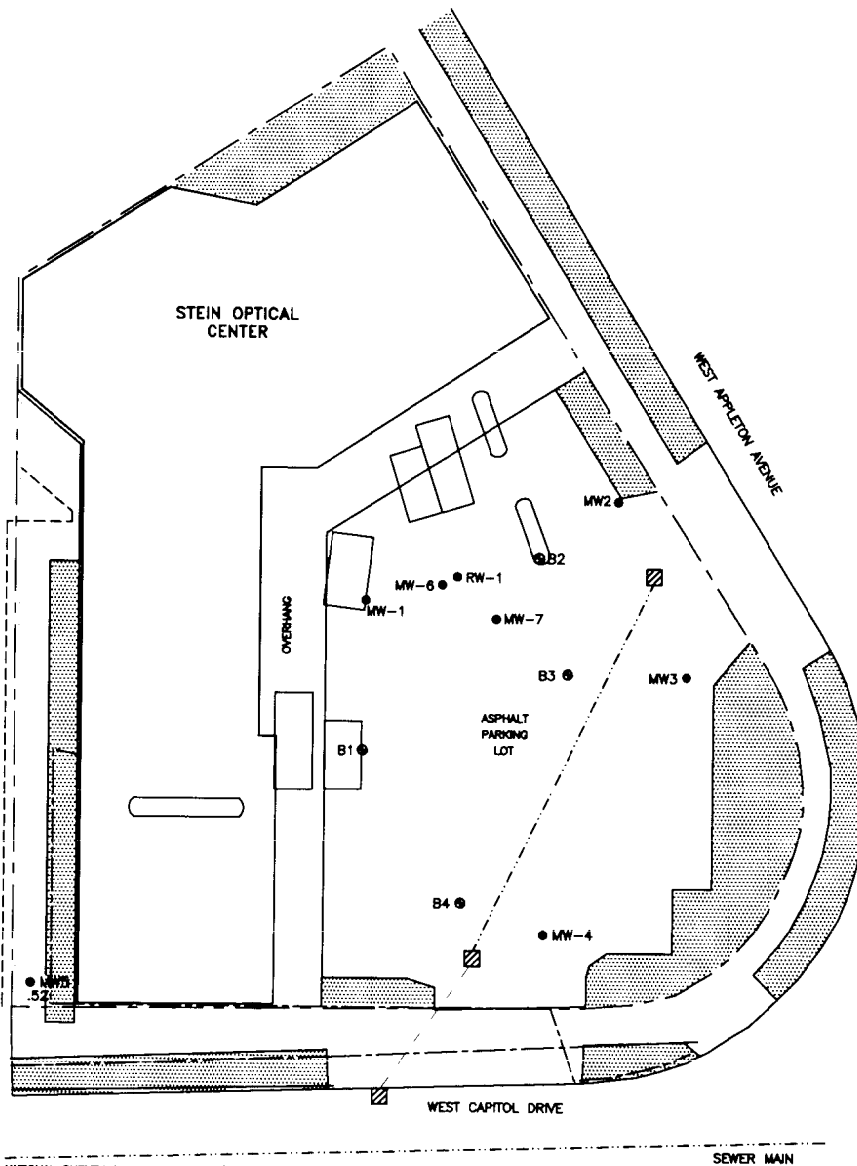
SCALE IN FEET

**STEIN PROPERTY**  
**7425 WEST APPLETON AVENUE**  
**MILWAUKEE, WISCONSIN**

**FIGURE 1**  
**SITE LOCATION MAP**

DRN. BY:	LMS
PROJ. NO.:	25824.001
DATE:	04JAN01

**URS**



**LEGEND**

- B1 SOIL BORING LOCATION
- MW1 GROUNDWATER MONITORING WELL LOCATION
- ▨ CATCH BASIN
- PROPERTY LINE
- GAS MAIN
- STORM SEWER
- ELECTRIC LINE
- TELEPHONE LINE
- FORMER PUMP ISLAND
- FORMER UNDERGROUND STORAGE TANK
- ▨ GRASS

7425 WEST APPLETON AVE. PROPERTY  
MILWAUKEE, WISCONSIN

**FIGURE 4  
SOIL BORING/MONITORING WELL  
LOCATION MAP**

DRN. BY LMS	PROJ. NO. 25824-001
DATE 08JUN95	DAMES & MOORE



**Table 1**  
**Groundwater Sample Laboratory Analytical Results**  
 Martin F. Stein Property  
 7425 West Appleton Avenue  
 Milwaukee, Wisconsin

	Monitoring Well Identification																					
Parameter (µg/l)	MW 1				MW 2				MW 3				MW 4				MW 5				ES	PAL
	11/18/91	11/15/94	8/3/00	2/28/02	3/17/92	11/15/94	8/3/00	2/28/02	3/17/92	11/15/94	8/3/00	2/28/02	3/17/92	11/15/94	8/3/00	2/28/02	5/20/93	11/15/94	8/3/00	2/28/02		
PVOCs																						
Benzene	9,200	7,300	2,900	4,400	12,000	15,000	12,000	13,000	15,000	22,000	NA	NA	5,300	4,700	200	42	ND	3.3	< 13	NA	5	0.5
Dichlorodifluoromethane	NA	NA	NA	<25	NA	NA	NA	<40	NA	NA	NA	NA	NA	NA	NA	1.3	NA	NA	NA	NA	1,000	200
Ethylbenzene	1,400	350	430	320	1,600	2,400	1,600	2,200	910	1,000	NA	NA	350	490	82	14	ND	1.2	< 22	NA	700	140
Isopropylbenzne	NA	NA	NA	74	NA	NA	NA	70	NA	NA	NA	NA	NA	NA	NA	11	NA	NA	NA	NA	NS	NS
Methylene Chloride	NA	NA	NA	190*	NA	NA	NA	360*	NA	NA	NA	NA	NA	NA	NA	0.91	NA	NA	NA	NA	5	0.5
Methyl tert Butyl Ether	ND	38	<4.0	<25	<50	31	<3.2	<40	<50	15	NA	NA	<10	3	< 80	< 25	ND	<1.0	< 16	NA	60	12
Naphthalene	NA	NA	NA	<25	NA	NA	NA	130	NA	NA	NA	NA	NA	NA	NA	3.7	NA	NA	NA	NA	40	8
n-Propylbenzene	NA	NA	NA	160	NA	NA	NA	130	NA	NA	NA	NA	NA	NA	NA	17	NA	NA	NA	NA	NS	NS
p-Isopropyltoluene	NA	NA	NA	<25	NA	NA	NA	<40	NA	NA	NA	NA	NA	NA	NA	0.31	NA	NA	NA	NA	NS	NS
Toluene	340	110	60	50	3,200	2,000	940	1,200	5,100	2,700	NA	NA	60	23	1.4	0.7	ND	<1.0	< 20	NA	1,000	200
1,2,4-Trimethylbenzene	910	74	190	85	1,200	1,300	720	620	1,000	660	NA	NA	260	350	55	46	ND	2.3	< 22	NA	480**	96**
1,3,5-Trimethylbenzene	150	23	43	53	230	260	130	110	120	92	NA	NA	40	32	3.8	0.8	ND	<1.0	< 29	NA	480**	96**
Total Xylenes	2,740	430	590	330	5,400	4,640	3,400	3,800	3,780	2,560	NA	NA	1,190	923	67	9	ND	4	< 23	NA	10,000	1,000
Total PVOCs	14,740	8,325	4,213	5,472	23,630	25,631	18,790	21,260	25,910	29,027	NA	NA	7,200	6,521	409	147	ND	11	ND	NA		
Gasoline Range Organics	NA	11,000	8,600	NA	NA	32,000	24,000	NA	NA	31,000	NA	NA	NA	7,400	610	NA	ND	<100	<50	NA	NS	NS

PVOCs - Petroleum volatile organic compounds

µg/l - micrograms per liter

ES - Wisconsin Administrative Code (WAC) Chapter NR 140 Enforcement Standards.

PAL - WAC Chapter NR 140 Preventive Action Limits.

NA - Not Analyzed

NS - No standard currently exists

\* - Detections of methylene chloride flagged by laboratory as laboratory contaminant. Trip Blank also had detection of methylene chloride.

\*\* - Standard combination of 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene

Only samples collected during 2/28/02 sample event were analyzed for full volatile organic compound (8260) analysis - all other sample events limited to PVOC compounds

NOTE: Bold values denote exceedence of WAC Chapter NR 140 Enforcement Standard.

**Table 1**  
**Warzyn, Inc. Soil Sample Laboratory Analytical Results**

Martin F. Stein Property  
7425 West Appleton Avenue  
Milwaukee, Wisconsin

Soil Boring Identification

	MW1S3	MW2S3	MW2S6	MW3S3	MW3S6	MW4S4	MW4S6	MW5S4	MW5S6	B1S3	B2S4	B3S3	B3S6	B4S3	B4S6	RCL
Depth of Sample Collection (feet bgs)	7 to 9	6 to 8	13.5 to 15.5	6 to 8	13.5 to 15.5	8.5 to 10.5	13.5 to 15.5	8.5 to 10.5	13.5 to 15.5	6 to 8	8.5 to 10.5	6 to 8	13.5 to 15.5	6 to 8	13.5 to 15.5	
Parameter (mg/kg)																
Benzene	NA	23	BQL	0.76	0.012	1.4	0.0076	BQL	BQL	NA	NA	20	BQL	BQL	0.011	0.0055
Toluene	NA	63	BQL	2.9	BQL	0.52	BQL	BQL	BQL	NA	NA	120	BQL	11	BQL	1.5
Ethylbenzene	NA	52	BQL	1.0	BQL	2.7	BQL	BQL	BQL	NA	NA	76	BQL	20	BQL	2.9
Xylenes	NA	249	BQL	4.2	BQL	7.3	BQL	BQL	BQL	NA	NA	331	BQL	106	BQL	4.1
1,3,5-Trimethylbenzene	NA	47	BQL	0.82	BQL	1.3	BQL	BQL	BQL	NA	NA	49	BQL	32	BQL	**
1,2,4-Trimethylbenzene	NA	130	BQL	2.6	BQL	6.3	BQL	BQL	BQL	NA	NA	140	BQL	95	BQL	**
Methyl tert Butyl Ether	NA	BQL	BQL	BQL	BQL	BQL	BQL	BQL	BQL	NA	NA	BQL	BQL	BQL	BQL	**
Total Petroleum Hydrocarbons	1,300	500	BQL	1,200	BQL	90	BQL	BQL	BQL	290	520	4,200	BQL	490	BQL	100 <sup>1</sup>
Lead (total)	NA	32.7	BQL	29.5	26.8	31.2	27.5	53.3	BQL	NA	NA	40.5	BQL	32.4	24.2	50

mg/kg : milligram per kilogram

bgs : below ground surface

<sup>1</sup> - For the purposes of this report, TPH values are assumed to equate directly to GRO values.

RCL - Wis. Admin. Code ch NR 720 Residual Contaminant Levels

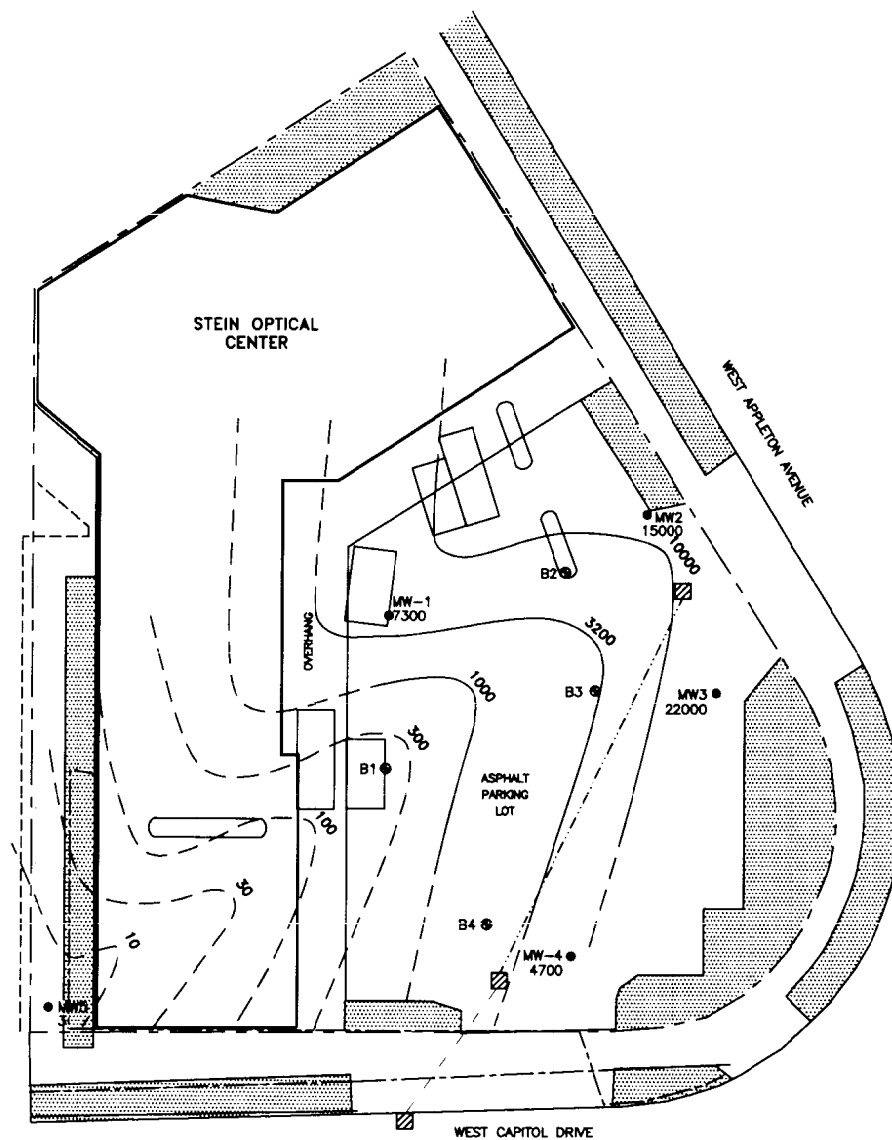
BQL - Below Quantification Limit

NA - Not Analyzed

\*\* Not regulated under Wis. Admin. Code ch NR 720.





NOTE: Bold areas denote exceedence of Wis. Admin. Code ch NR 720 RCL

Samples collected 11/14/91 through 2/4/92 by Warzyn, Inc.



0 20 40  
SCALE IN FEET

### LEGEND

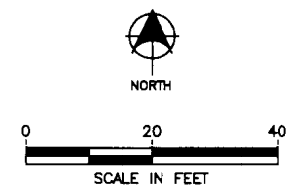
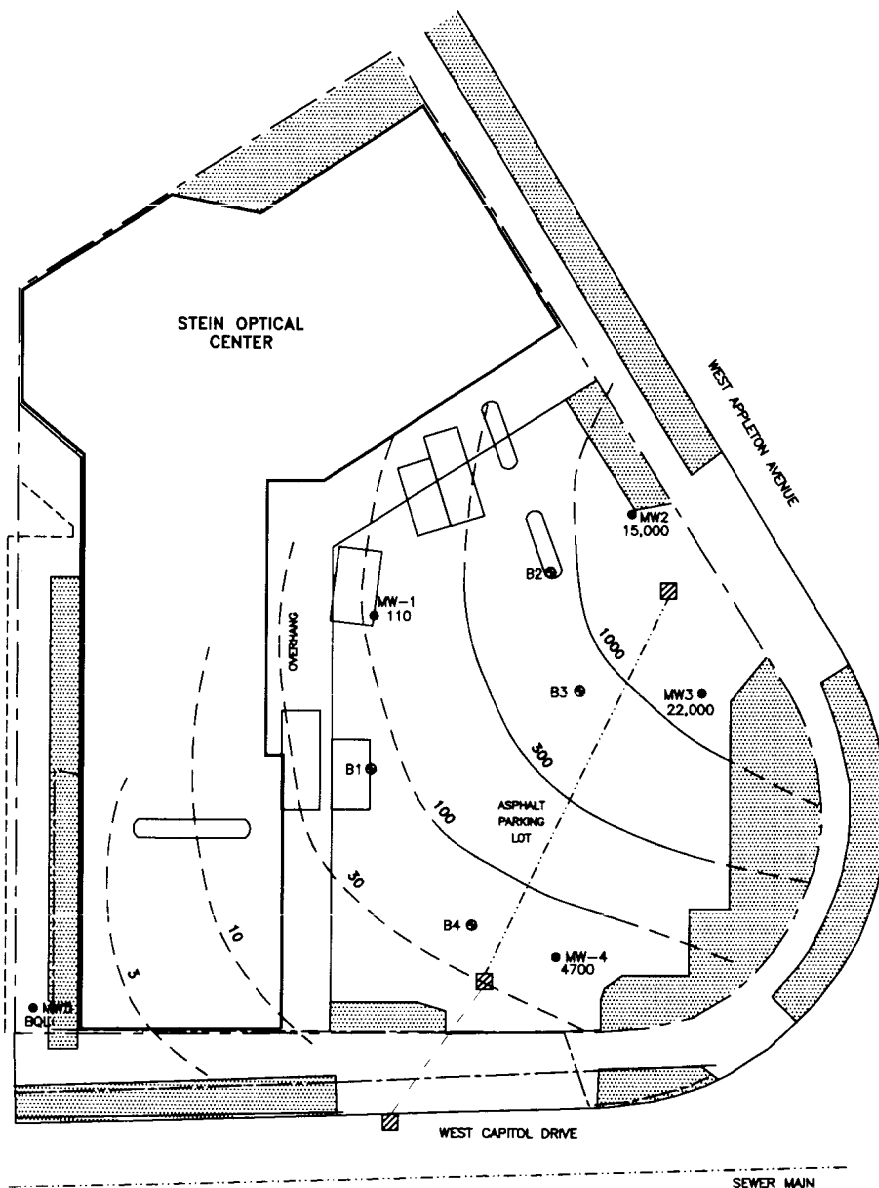
- |   |  |
|---|--|
| ● B1  | SOIL BORING LOCATION                     |
| ● MW1   | GROUNDWATER MONITORING WELL LOCATION     |
| 7300  | BENZENE CONCENTRATION (ug/l)             |
| 1000  | ISOCONCENTRATION CONTOUR (ug/l)          |
| 30  | INFERRED ISOCONCENTRATION CONTOUR (ug/l) |
|    | CATCH BASIN                              |
| — — — — —   | PROPERTY LINE                            |
| — — — — —   | GAS MAIN                                 |
| - · - · - · - · -   | STORM SEWER                              |
| — — — — —   | ELECTRIC LINE                            |
| - - - - -   | TELEPHONE LINE                           |
|  | FORMER PUMP ISLAND                       |
|  | FORMER UNDERGROUND STORAGE TANK          |
|  | GRASS                                    |

NOTE: ISOCONCENTRATION LINES ARE BASED ON THE ASSUMPTION THAT CONTAMINATED CONCENTRATIONS DECREASE IN A LOG LINEAR MANNER.

7425 WEST APPLETON AVE. PROPERTY  
MILWAUKEE, WISCONSIN

FIGURE 7A  
ISOCONCENTRATION MAP  
BENZENE IN GROUNDWATER

DRN. BY LMS	PROJ. NO. 25824-001
DATE 08JUN95	DAMES & MOORE



#### LEGEND

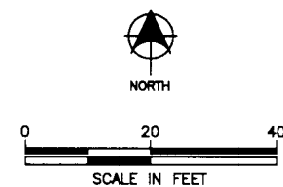
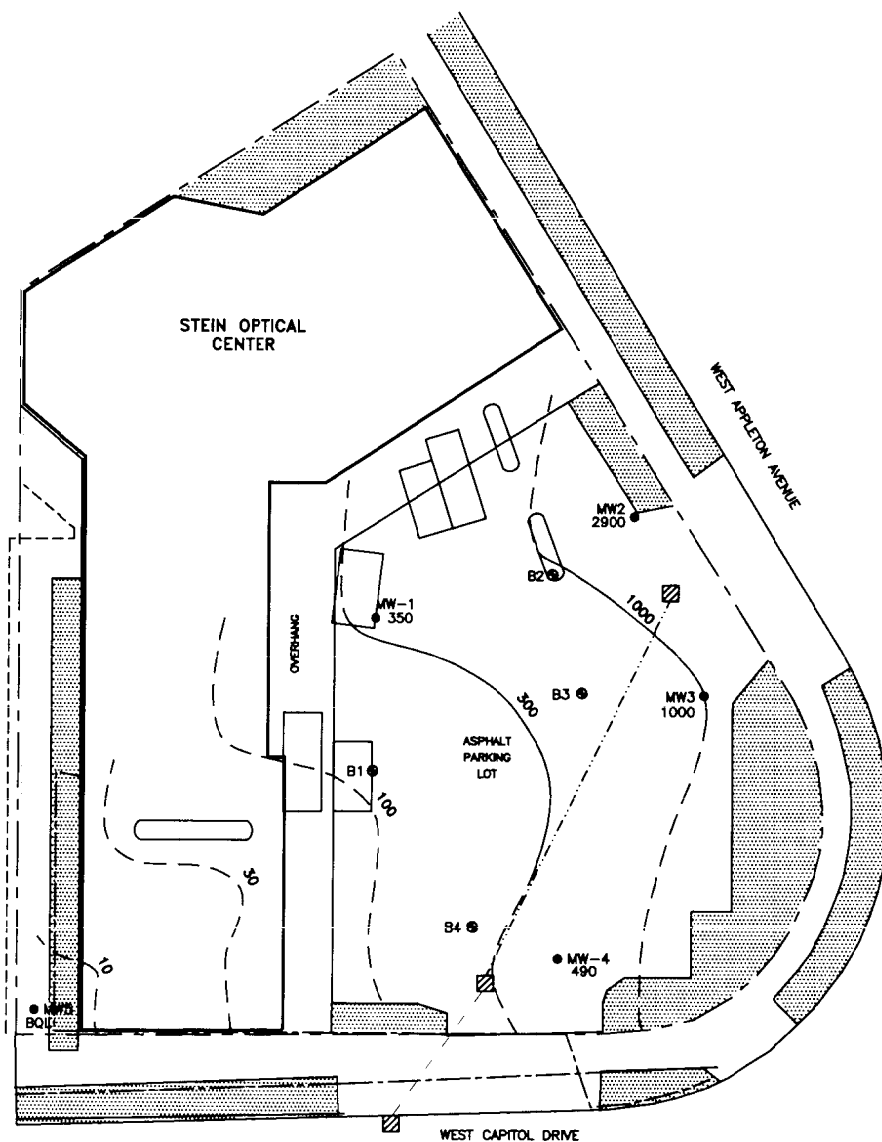
- B1 SOIL BORING LOCATION
- MW1 GROUNDWATER MONITORING WELL LOCATION
- 110 TOLUENE CONCENTRATION (mg/kg)
- BQL BELOW QUANTIFICATION LIMIT
- 30 ISOCONCENTRATION CONTOUR (mg/kg)
- INFERRED ISOCONCENTRATION CONTOUR (mg/kg)
- ☐ CATCH BASIN
- PROPERTY LINE
- GAS MAIN
- STORM SEWER
- ELECTRIC LINE
- TELEPHONE LINE
- FORMER PUMP ISLAND
- FORMER UNDERGROUND STORAGE TANK
- ▨ GRASS

NOTE: ISOCONCENTRATION LINES ARE BASED ON THE ASSUMPTION THAT CONTAMINATED CONCENTRATIONS DECREASE IN A LOG LINEAR MANNER.

7425 WEST APPLETON AVE. PROPERTY  
MILWAUKEE, WISCONSIN

#### FIGURE 7B ISOCONCENTRATION MAP TOLUENE IN GROUNDWATER

DRN. BY LMS	PROJ. NO. 25824-001
DATE 08JUN95	DAMES & MOORE



#### LEGEND

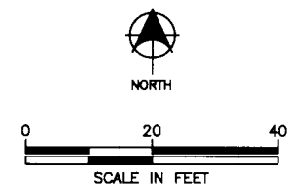
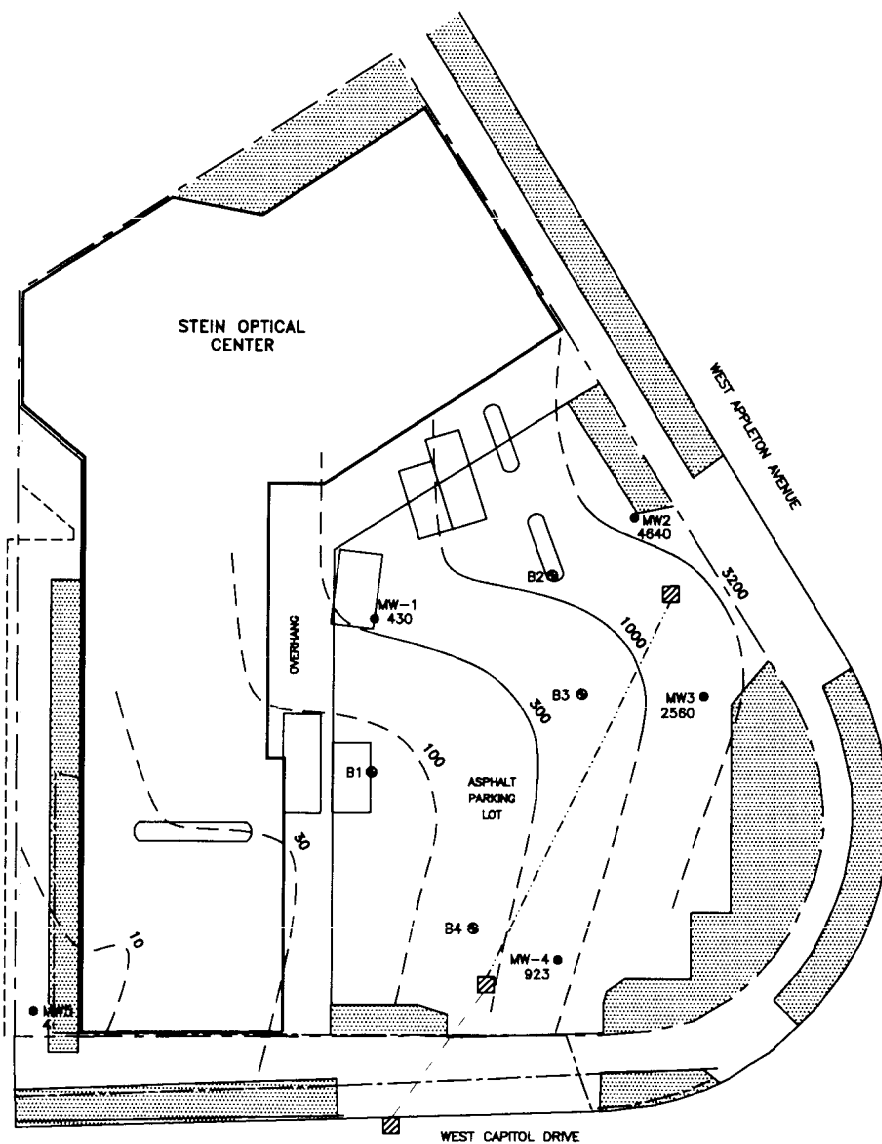
- B1 SOIL BORING LOCATION
- MW1 GROUNDWATER MONITORING WELL LOCATION
- 350 ETHYLBENZENE CONCENTRATION (ug/l)
- BQL BELOW QUANTIFICATION LIMITS
- 300 ISOCONCENTRATION CONTOUR (ug/l)
- 100 INFERRED ISOCONCENTRATION CONTOUR (ug/l)
- ☐ CATCH BASIN
- PROPERTY LINE
- GAS MAIN
- STORM SEWER
- ELECTRIC LINE
- TELEPHONE LINE
- FORMER PUMP ISLAND
- FORMER UNDERGROUND STORAGE TANK
- ▨ GRASS

NOTE: ISOCONCENTRATION LINES ARE BASED ON THE ASSUMPTION THAT CONTAMINATED CONCENTRATIONS DECREASE IN A LOG LINEAR MANNER.

7425 WEST APPLETON AVE. PROPERTY  
MILWAUKEE, WISCONSIN

FIGURE 7C  
ISOCONCENTRATION MAP  
ETHYLBENZENE IN GROUNDWATER

DRN. BY LMS	PROJ. NO. 25824-001
DATE 08JUN95	DAMES & MOORE



#### LEGEND

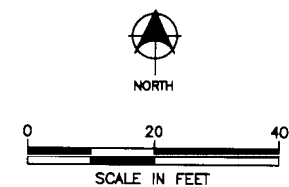
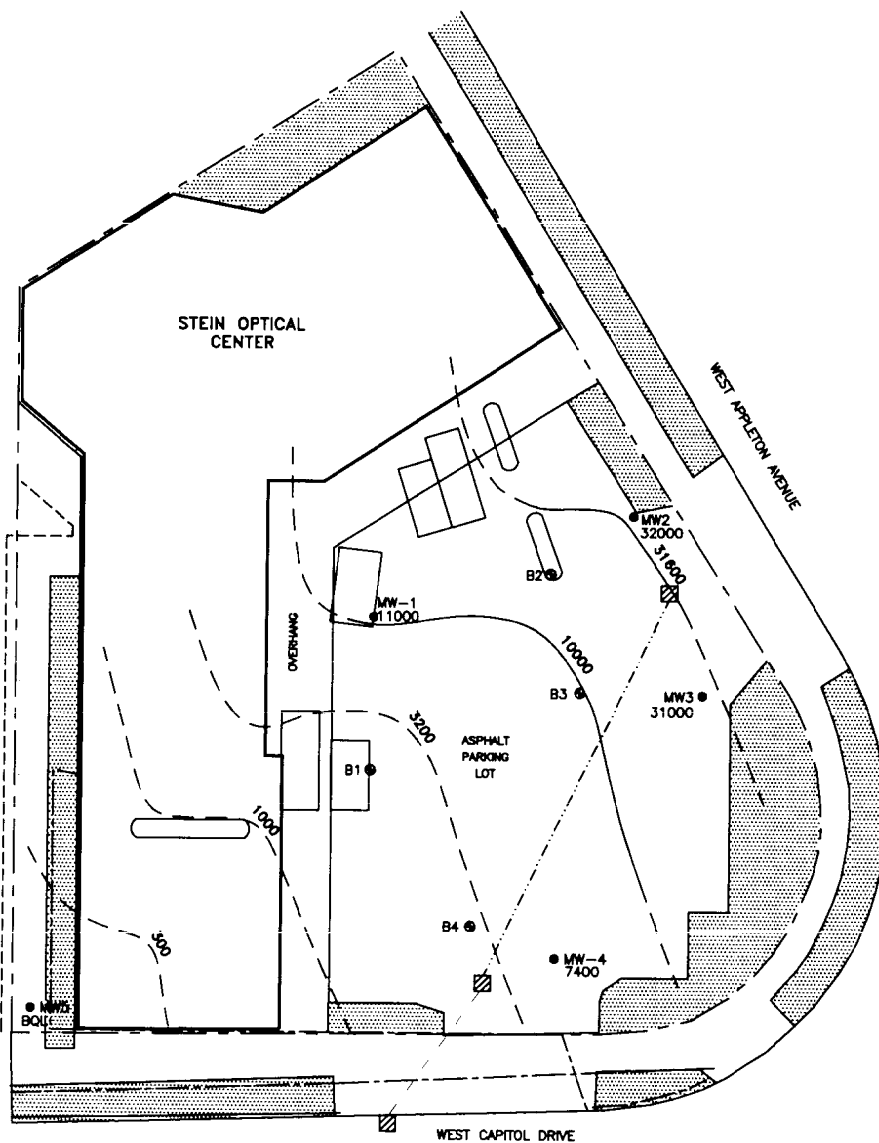
- B1 SOIL BORING LOCATION
- MW1 GROUNDWATER MONITORING WELL LOCATION
- 430 XYLENES CONCENTRATION (ug/l)
- 300 ISOCONCENTRATION CONTOUR (ug/l)
- 100 INFERRED ISOCONCENTRATION CONTOUR (ug/l)
- ☐ CATCH BASIN
- - - PROPERTY LINE
- - - GAS MAIN
- - - STORM SEWER
- - - ELECTRIC LINE
- - - TELEPHONE LINE
- FORMER PUMP ISLAND
- FORMER UNDERGROUND STORAGE TANK
- ▨ GRASS

NOTE: ISOCONCENTRATION LINES ARE BASED ON THE ASSUMPTION THAT CONTAMINATED CONCENTRATIONS DECREASE IN A LOG LINEAR MANNER.

7425 WEST APPLETON AVE. PROPERTY  
MILWAUKEE, WISCONSIN

#### FIGURE 7D ISOCONCENTRATION MAP XYLENES IN GROUNDWATER

DRN. BY LMS	PROJ. NO. 25824-001
DATE 08JUN95	DAMES & MOORE



#### LEGEND

- B1 SOIL BORING LOCATION
- MW1 GROUNDWATER MONITORING WELL LOCATION
- 11000 TPH AS GRO CONCENTRATION (ug/l)
- BQL BELOW QUANTIFICATION LIMITS
- 10000 ISOCONCENTRATION CONTOUR (ug/l)
- 3200 INFERRED ISOCONCENTRATION CONTOUR (ug/l)
- ▨ CATCH BASIN
- - - - - PROPERTY LINE
- - - - - GAS MAIN
- - - - - STORM SEWER
- - - - - ELECTRIC LINE
- - - - - TELEPHONE LINE
- FORMER PUMP ISLAND
- FORMER UNDERGROUND STORAGE TANK
- ▨ GRASS

NOTE: ISOCONCENTRATION LINES ARE BASED ON THE ASSUMPTION THAT CONTAMINATED CONCENTRATIONS DECREASE IN A LOG LINEAR MANNER.

7425 WEST APPLETON AVE. PROPERTY  
MILWAUKEE, WISCONSIN

#### FIGURE 7E ISOCONCENTRATION MAP GRO IN GROUNDWATER

DRN. BY LMS	PROJ. NO. 25824-001
DATE 05JUN95	DAMES & MOORE

**Table 2**  
**Water Table Elevation Measurements**  
 Martin F. Stein Property  
 7425 West Appleton Avenue  
 Milwaukee, Wisconsin

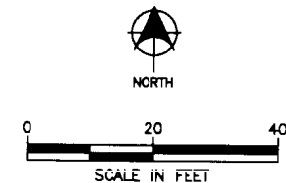
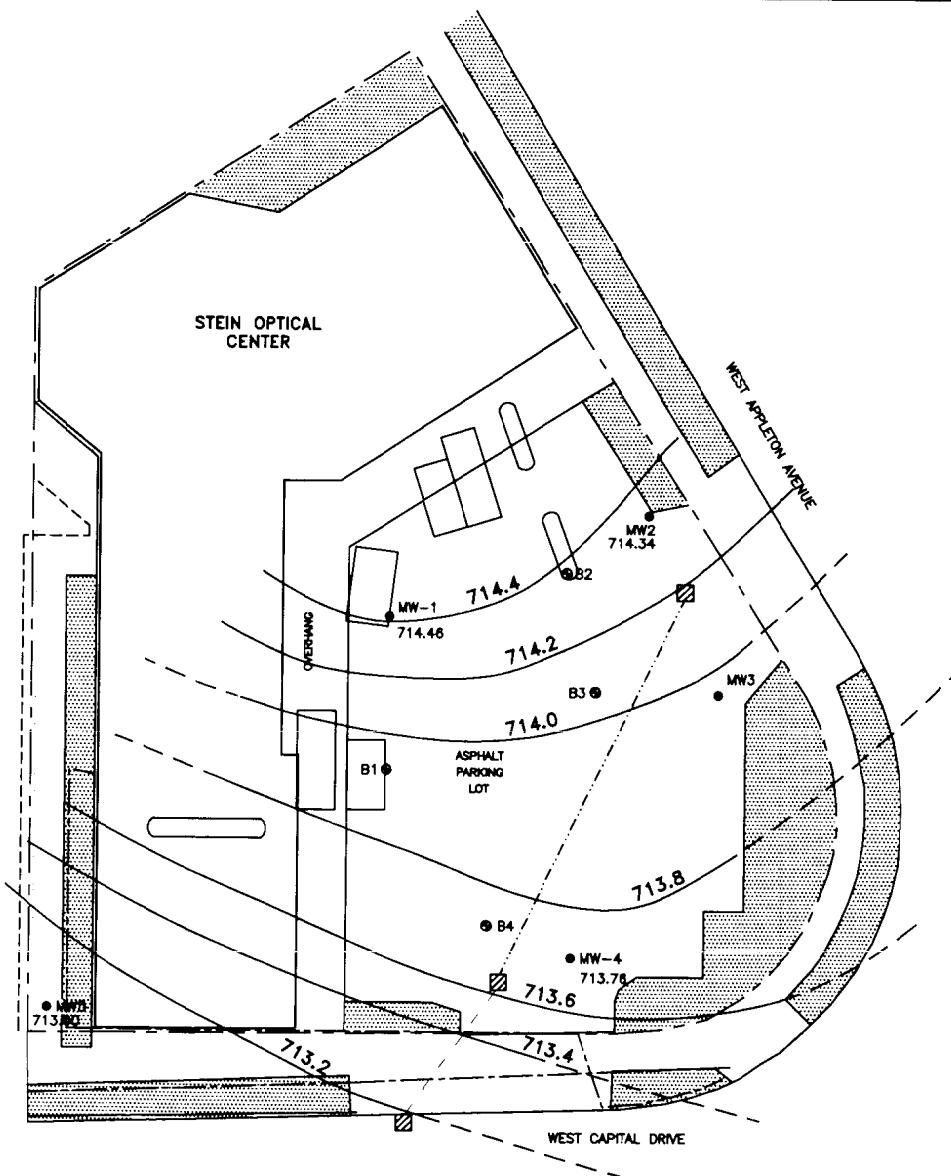
Date of Measurement	Well Identification				
	MW-1	MW-2	MW-3	MW-4	MW-5
Top of Casing	720.78	719.38	719.92	720.6	721.02
*11/15/1991	714.63	NT	NT	NT	NT
*11/18/1991	714.83	NT	NT	NT	NT
*2/3/1992	714.06	NT	NT	NT	NT
*3/6/1992	714.57	714.40	714.43	712.56	705.52
*3/17/1992	714.60	714.54	714.52	713.78	705.52
*5/4/1992	714.55	714.45	714.50	713.87	707.84
12/10/92	714.65	714.71	714.75	714.07	712.42
5/20/93	714.68	714.54	714.56	714.06	712.57
11/22/93	713.85	713.86	714.01	713.68	711.92
11/15/94	714.33	714.34	714.43	713.76	712.37
8/3/00	714.12	714.00	NA	713.86	712.76
2/28/02	714.46	714.34	NA	713.76	713.00

\* - Water elevations collected by Warzyn Inc.

NA : Data not available

Elevations based on National Geodetic Vertical Datum of 1929



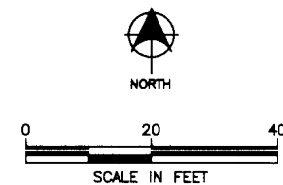
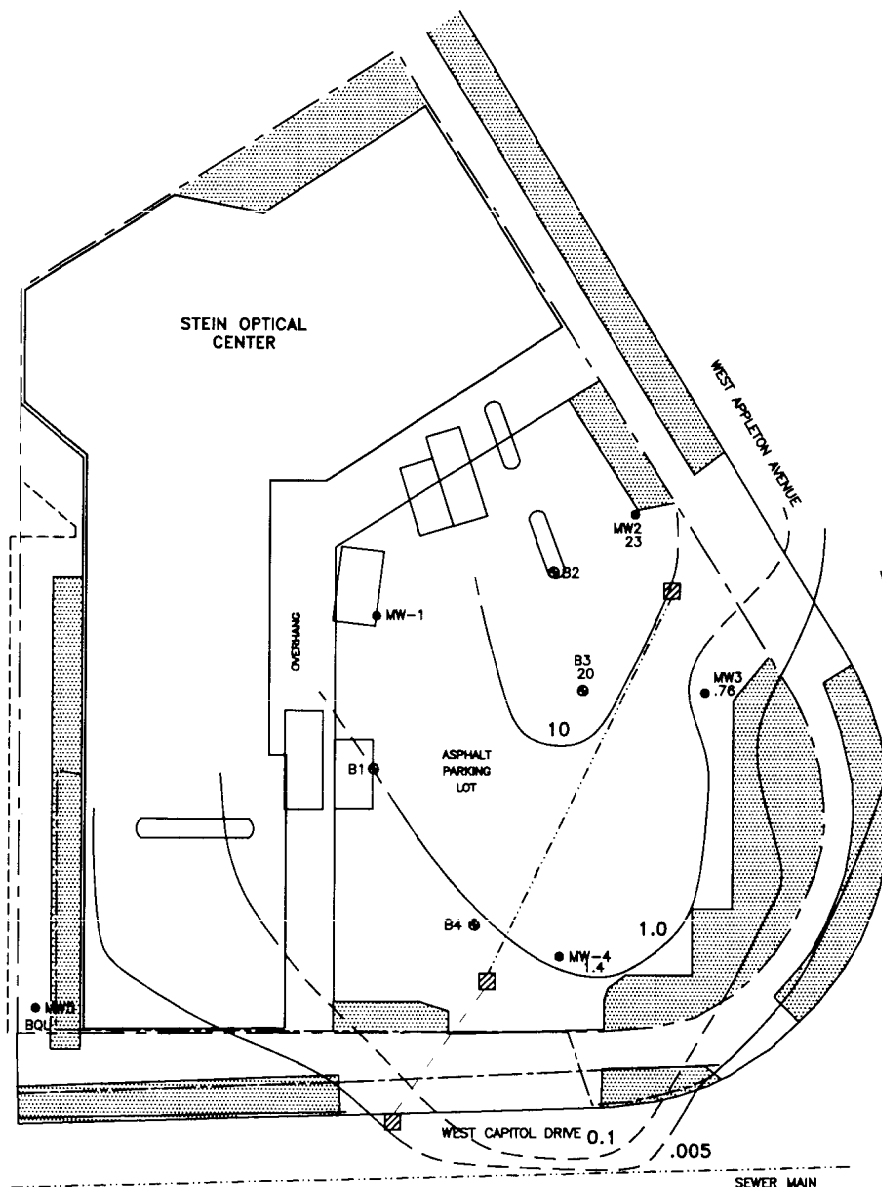


#### LEGEND

- B1 SOIL BORING LOCATION
- MW2 GROUNDWATER MONITORING WELL LOCATION
- 4.4 LOG BENZENE CONCENTRATION (ppb)
- ISOCONCENTRATION CONTOUR
- - - INFERRED ISOCONCENTRATION CONTOUR
- ▨ CATCH BASIN
- PROPERTY LINE
- GAS MAIN
- - - STORM SEWER
- - - ELECTRIC LINE
- - - TELEPHONE LINE
- FORMER PUMP ISLAND
- FORMER UNDERGROUND STORAGE TANK
- ▨ GRASS

NOTE: ISOCONCENTRATION LINES ARE BASED ON THE ASSUMPTION THAT CONTAMINATED CONCENTRATIONS DECREASE IN A LOG LINEAR MANNER.

STEIN PROPERTY 7425 WEST APPLETON AVENUE MILWAUKEE, WISCONSIN	
FIGURE 3 GROUNDWATER ELEVATION CONTOUR MAP FEBRUARY 28, 2002	
DRN. BY LMS	<b>URS</b>
PROJ. NO. 25824.003	
DATE 17APR02	



#### LEGEND

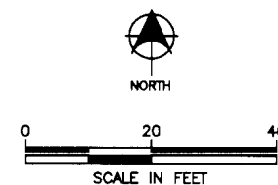
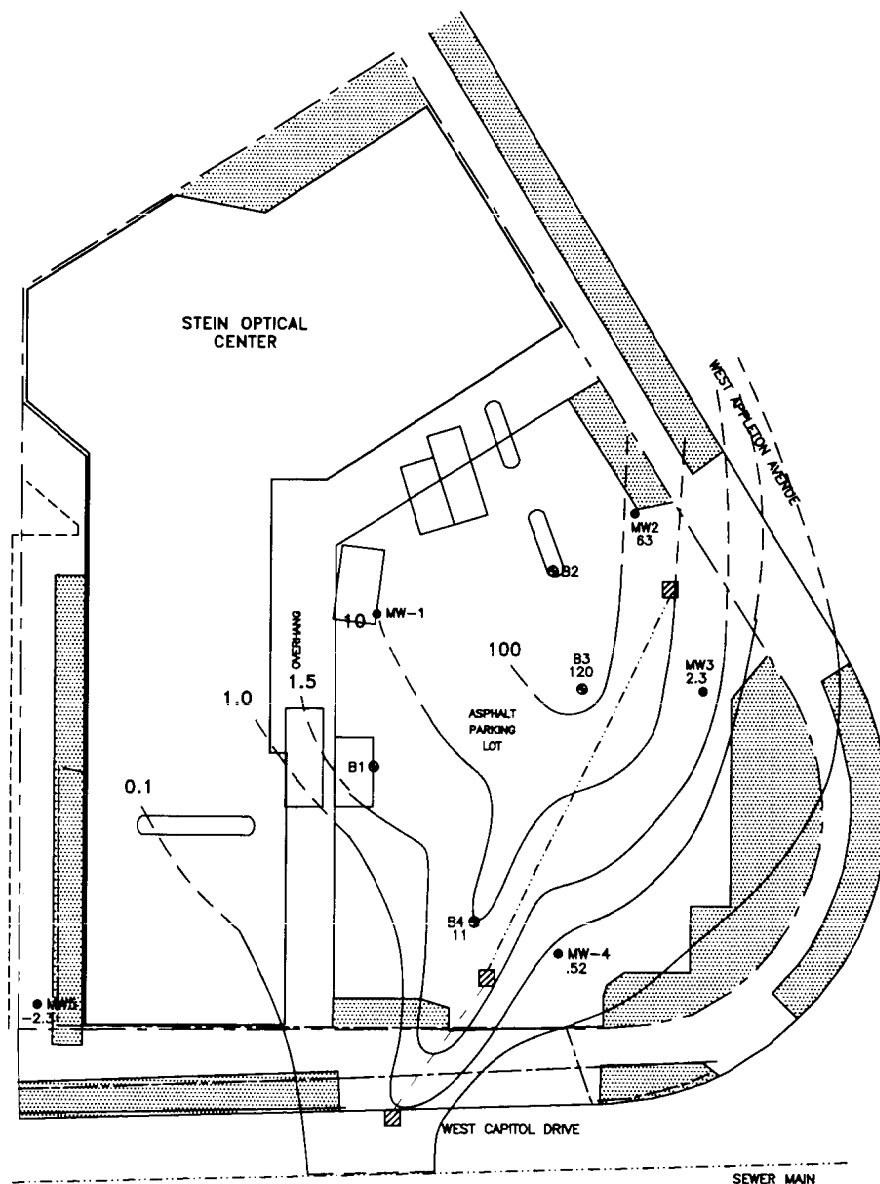
- B1 SOIL BORING LOCATION
- MW2 GROUNDWATER MONITORING WELL LOCATION
- 23 BENZENE CONCENTRATION (mg/kg)
- 10 ISOCONCENTRATION CONTOUR (mg/kg)
- INFERRED ISOCONCENTRATION CONTOUR (mg/kg)
- ▨ CATCH BASIN
- PROPERTY LINE
- GAS MAIN
- STORM SEWER
- ELECTRIC LINE
- TELEPHONE LINE
- FORMER PUMP ISLAND
- FORMER UNDERGROUND STORAGE TANK
- ▨ GRASS

NOTE: ISOCONCENTRATION LINES ARE BASED ON THE ASSUMPTION THAT CONTAMINATED CONCENTRATIONS DECREASE IN A LOG LINEAR MANNER.

7425 WEST APPLETON AVE. PROPERTY  
MILWAUKEE, WISCONSIN

FIGURE 6A  
ISOCONCENTRATION MAP  
BENZENE IN SOIL

DRN. BY LMS	PROJ. NO. 25824-001
DATE OBJUN95	DAMES & MOORE



**LEGEND**

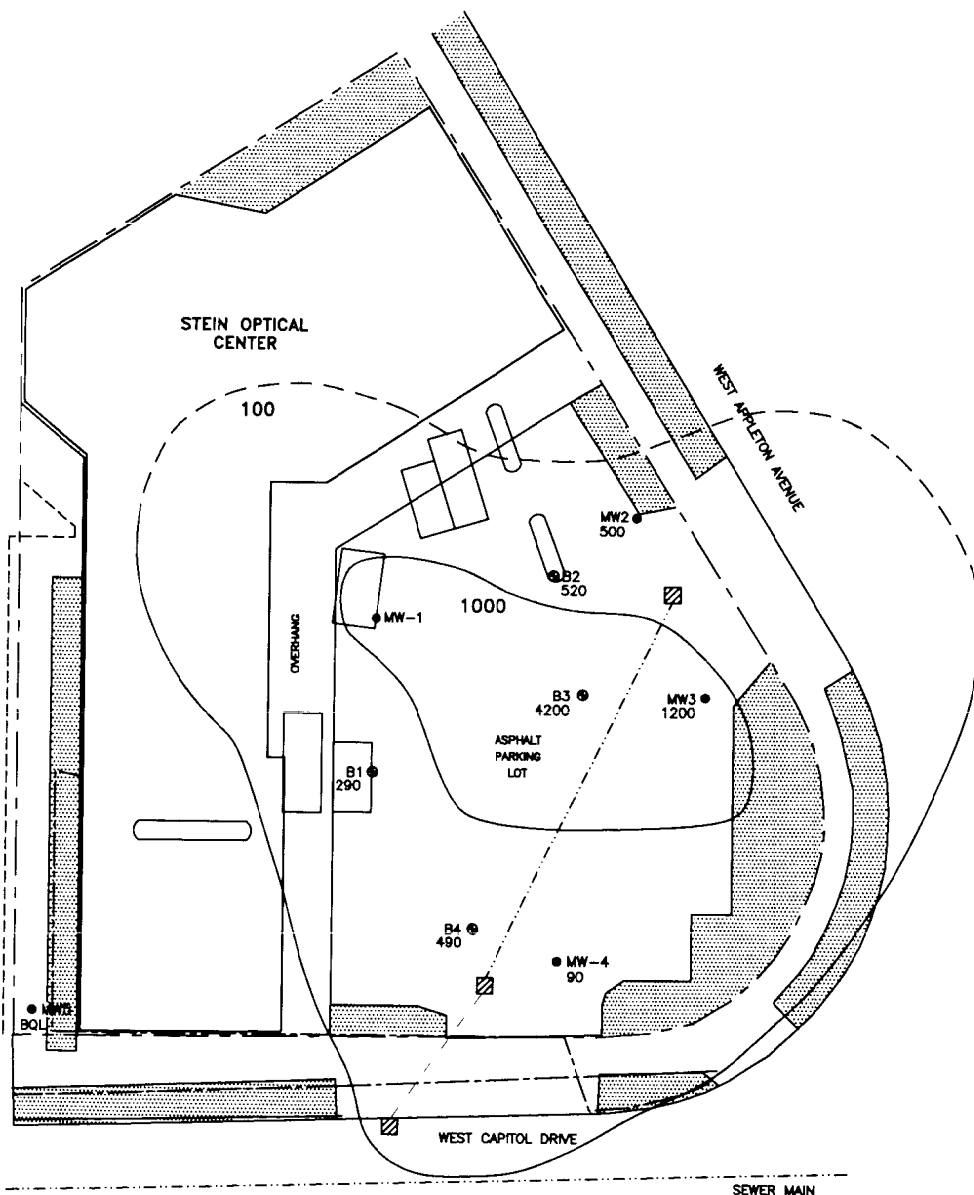
- B1 SOIL BORING LOCATION
- MW2 GROUNDWATER MONITORING WELL LOCATION
- 63 TOLUENE CONCENTRATION (mg/kg)
- 10 ISOCONCENTRATION CONTOUR (mg/kg)
- INFERRED ISOCONCENTRATION CONTOUR (mg/kg)
- ▨ CATCH BASIN
- - - PROPERTY LINE
- - - GAS MAIN
- - - STORM SEWER
- - - ELECTRIC LINE
- - - TELEPHONE LINE
- FORMER PUMP ISLAND
- FORMER UNDERGROUND STORAGE TANK
- ▨ GRASS

NOTE: ISOCONCENTRATION LINES ARE BASED ON THE ASSUMPTION THAT CONTAMINATED CONCENTRATIONS DECREASE IN A LOG LINEAR MANNER.

7425 WEST APPLETON AVE. PROPERTY  
MILWAUKEE, WISCONSIN

FIGURE 6B  
ISOCONCENTRATION MAP  
TOLUENE IN SOIL

DRN. BY LMS	PROJ. NO. 25824-001
DATE 08JUN95	DAMES & MOORE



#### LEGEND

- B1 SOIL BORING LOCATION
- MW2 GROUNDWATER MONITORING WELL LOCATION
- 500 GRO CONCENTRATION (mg/kg)
- BOL BELOW QUANTIFICATION LIMIT
- ISOCONCENTRATION CONTOUR (mg/kg)
- - - ISOCONCENTRATION CONTOUR INFERRED (mg/kg)
- ▨ CATCH BASIN
- - - PROPERTY LINE
- - - GAS MAIN
- - - STORM SEWER
- - - ELECTRIC LINE
- - - TELEPHONE LINE
- FORMER PUMP ISLAND
- ▨ FORMER UNDERGROUND STORAGE TANK
- ▨ GRASS

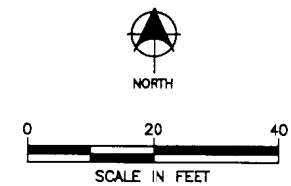
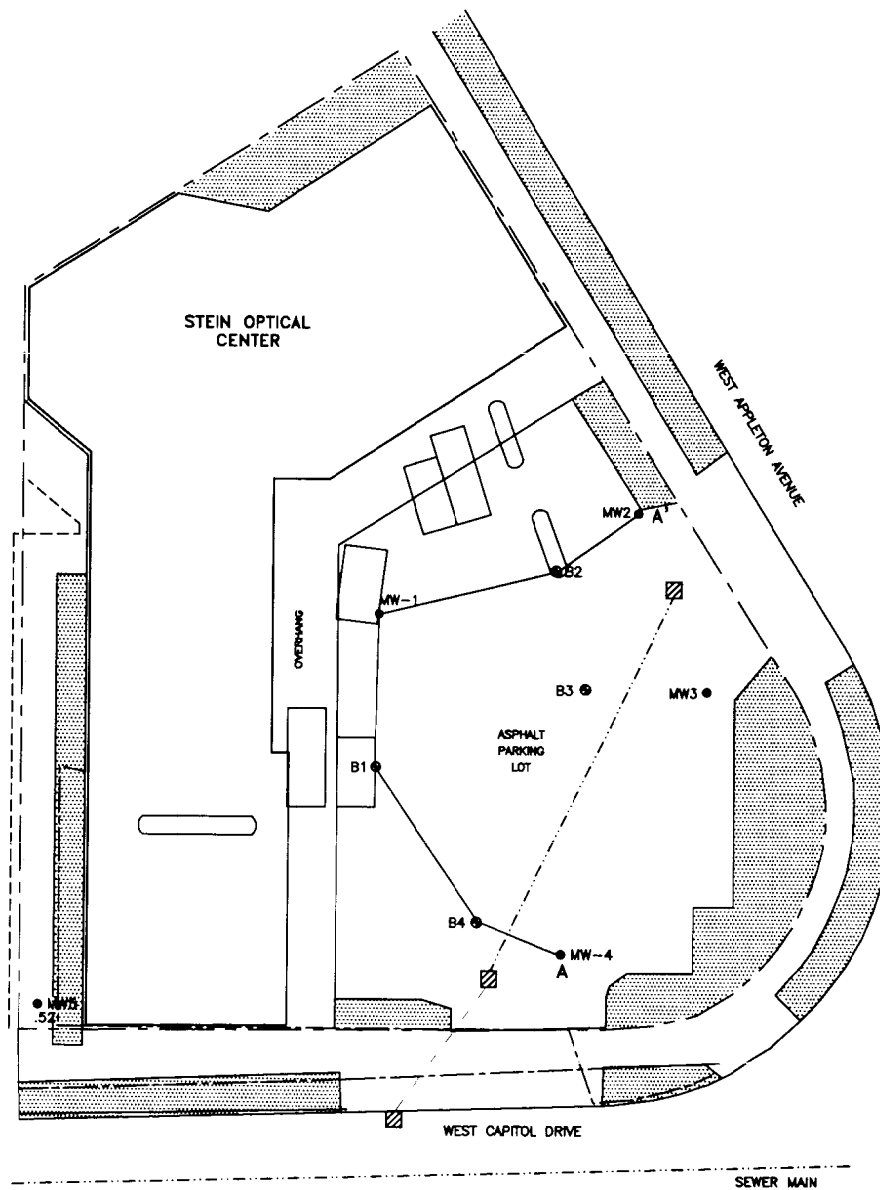
NOTE: ISOCONCENTRATION LINES ARE BASED ON THE ASSUMPTION THAT CONTAMINATED CONCENTRATIONS DECREASE IN A LOG LINEAR MANNER.

7425 WEST APPLETON AVE. PROPERTY  
MILWAUKEE, WISCONSIN

FIGURE 6E  
ISOCONCENTRATION MAP  
GRO IN SOIL

DRN. BY LMS	PROJ. NO. 25824-001
DATE 08JUN95	DAMES & MOORE

FILE: C:\DATA\UNOS\STEIN\SITE.DWG



# LEGEND

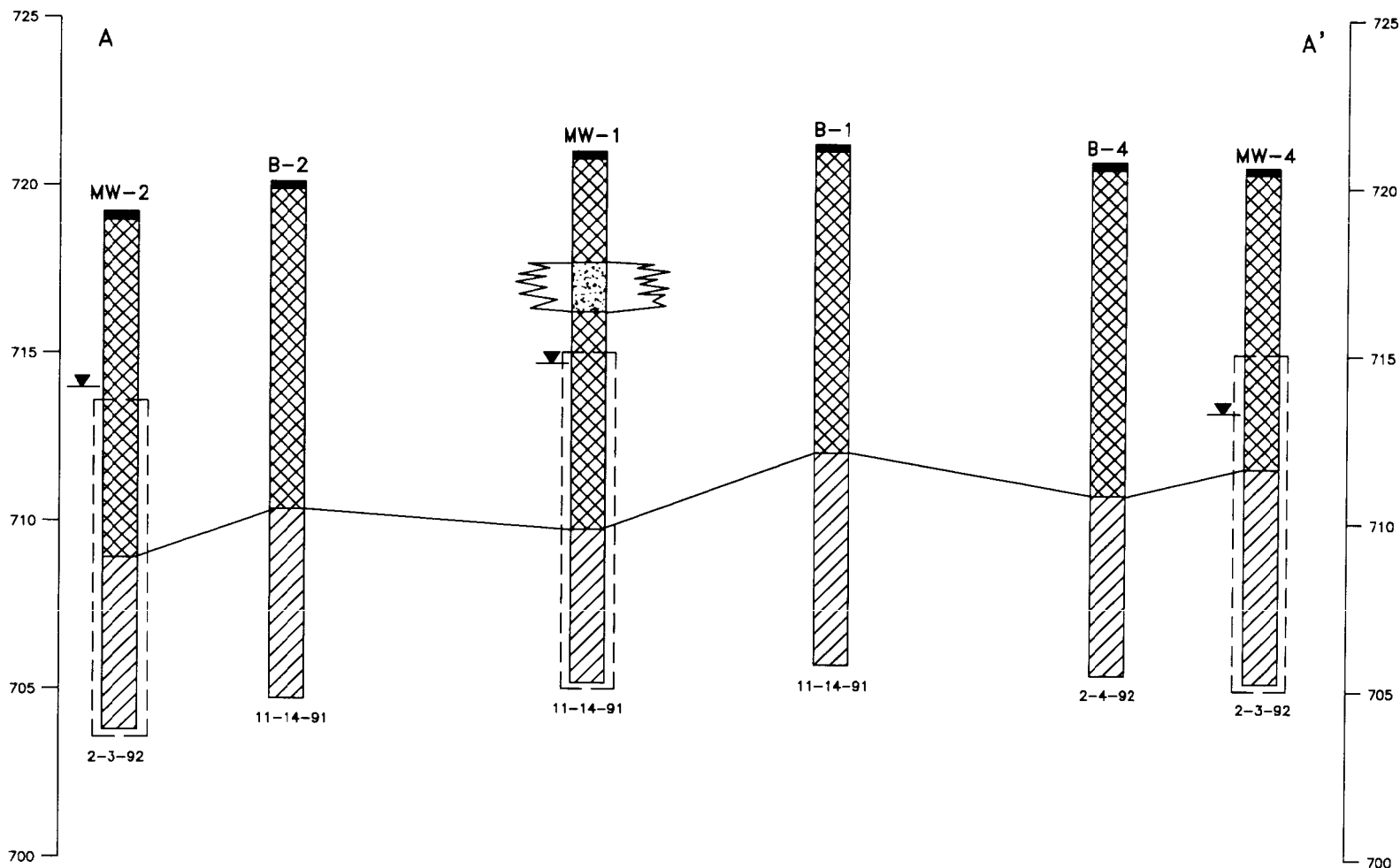
- B1 SOIL BORING LOCATION
- MW1 GROUNDWATER MONITORING WELL LOCATION
- A — A' CROSS-SECTION LOCATION
- ▨ CATCH BASIN
- PROPERTY LINE
- GAS MAIN
- STORM SEWER
- ELECTRIC LINE
- TELEPHONE LINE
- FORMER PUMP ISLAND
- FORMER UNDERGROUND STORAGE TANK
- ▨ GRASS

7425 WEST APPLETON AVE. PROPERTY  
MILWAUKEE, WISCONSIN

## FIGURE 2 SITE PLAN







DRN. BY LMS	PROJ. NO. 25824-001
DATE 08JUN95	DAMES & MOORE

BASE MAP SOURCE: NATIONAL SURVEY & ENGINEERING, 3/11/92.



ELEVATIONS BASED ON UNITED STATES  
GEOLOGICAL SURVEY DATUM  
NOVEMBER 1994-DATE OF COLLECTION  
OF WATER TABLE ELEVATION DATA

#### LEGEND

- |   |                                   |   |                          |
|---|-----------------------------------|---|--------------------------|
|  | ASPHALT                           |  | CLAY                     |
|  | CONCRETE                          |  | SCREENED INTERVAL        |
|  | INTERBEDDED CLAY<br>AND SAND FILL |  | WATER TABLE<br>ELEVATION |

7425 WEST APPLETON AVE. PROPERTY  
MILWAUKEE, WISCONSIN

FIGURE 3  
CROSS SECTION OF SITE SOILS

DRN. BY LMS	PROJ. NO. 25824-C01
DATE 05JUN95	DAMES & MOORE

# MARTIN F. STEIN

October 10, 2002

Ms. Monica Weis  
Wisconsin Department of Commerce  
Environmental & Regulatory Services  
101 W. Pleasant Street, Suite 100A  
Milwaukee, WI 53212

RE: Martin F. Stein Property  
7425 W. Appleton Avenue  
Milwaukee, WI  
FID #241581230, BRRTS #03-41-001953  
Request for Case Closure

Dear Ms. Weis:

This letter will confirm that the legal description as stated in the deed is accurate.

Sincerely,



Martin F. Stein  
Owner

Cc: Pamela Barker  
Kirk Kapfhammer

1800 EAST CAPITOL DRIVE  
MILWAUKEE, WISCONSIN 53211  
(414) 332-3131 - PHONE  
(414) 332-2251 - FAX

# MARTIN F. STEIN

---

October 10, 2002

Mr. Jeff Polenske  
City Engineer  
City of Milwaukee  
841 N. Broadway, Room 701  
Milwaukee, WI 53202

RE: WDNR FID #241581230, BRRTS #03-41-001953

**Martin F. Stein Property**  
7425 W. Appleton Avenue  
Milwaukee, WI

Dear Mr. Polenske:

Soil and groundwater contamination that appears to have originated on the property located at 7425 W. Appleton Avenue may have migrated into the roadway right-of-way located along W. Appleton Avenue and W. Capitol Drive. The levels of gasoline related constituents in the groundwater and soil within the right-of-way adjacent to the site may be above the state groundwater and soil standards found in chapter NR 140 and NR 720, respectively, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that any soil impacts and the groundwater contaminant plume will naturally degrade over time. My consultants believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and chapter COMM 46, Wisconsin Administrative Code, and we will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the soil and groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of the groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out-of-state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

1800 EAST CAPITOL DRIVE  
MILWAUKEE, WISCONSIN 53211  
(414) 332-3131 - PHONE  
(414) 332-2251 - FAX



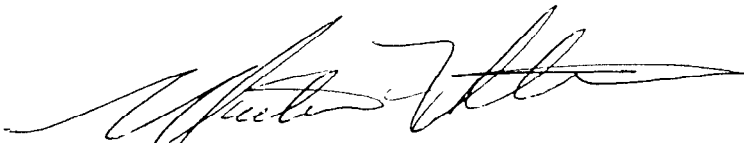
If this case is closed, all properties within the site boundaries where soil and groundwater contamination exceeds standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where contamination above standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site.

Should you or any subsequent property owner wish to construct or reconstruct a well or complete subsurface activities in this area, special standards may be necessary to protect the well and site and deal with any soils or groundwater encountered during work activities as a result of the residual contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water Program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above, or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact Ms. Pamela Barker at Godfrey & Kahn, 780 N. Water Street, Milwaukee, WI 53202 at 414-273-3500 or my consultant, Mr. Kirk L. Kapfhammer at URS Corporation, Milwaukee County Research Park, 10200 Innovation Drive, Suite 500, Milwaukee, WI 53226 at 414-831-4100, or you may contact the Wisconsin Department of Commerce at 414-220-5373.

Sincerely,

A handwritten signature in black ink, appearing to read 'Martin F. Stein', with a stylized flourish at the end.

Martin F. Stein

MFS/sp

Cc: Pamela Barker  
Kirk Kapfhammer

Document Number

NOTICE OF CONTAMINATION TO  
PROPERTY

8418570

REGISTER'S OFFICE 1 SS  
Milwaukee County, WI

RECORDED AT 8:45 AM

12-30-2002

IGNATIUS J. NIEMCZYK  
REGISTER OF DEEDS

AMOUNT 13.00

Legal Description of the Property: In re:

(as it appears on the most recent deed)

LOT SEVEN (7) IN BLOCK THREE (3) IN CAPITOL CENTER,  
BEING A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-  
QUARTER (1/4) OF SECTION THREE (3), TOWNSHIP SEVEN (7)  
NORTH, RANGE TWENTY-ONE (21) EAST, IN THE CITY OF MILWAUKEE  
COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

7425 WEST APPLETON AVENUE

Recording Area

Name and Return Address

Pamela E. Barker, Esq.  
Godfrey & Kahn, S.C.  
780 North Water Street  
Milwaukee, Wisconsin 53202

TAX KEY NO.

251-0030-000-4

Parcel Identification Number (PIN)

STATE OF WISCONSIN )

COUNTY OF MILWAUKEE )

SS

Section 1. MARTIN F. STEIN is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Contaminated soil remains beneath the site building and in the vicinity of the former pump islands and former underground storage tanks. Figure 6E, "Iso-concentration Map GRO in Soil" and Table 1, "Warzyn, Inc. Soil Sample Laboratory Analytical Results", prepared by URS Corporation, are attached. The data for this site (Commerce #53216-1005-25, WDNR BRRTS #03-41-001953) were presented in the *Site Investigation, Review of Remedial Alternatives, and Remedial Action Plan Report, Dames & Moore, September 2002*.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Residual petroleum contaminated soil remains on this property beneath the site building and in the vicinity of the former pump islands and underground storage tanks. It has been shown that the contaminant levels are protective of human health and the environment if the contamination remains beneath the site building and the asphalt/concrete surface cover. An engineered control (asphalt/concrete site cap or cover) in conjunction with natural attenuation is the approved remedial alternative for this site. The site cap will be inspected, repaired and maintained on a continuous basis until it can be demonstrated that the site cap is no longer needed. If contaminated soil is encountered during any future subsurface excavation or removal of the site building, the contamination shall be managed in accordance with applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be

FAINT TYPE

determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 25<sup>th</sup> day of NOVEMBER, 2002.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of MARTIN F STEIN.

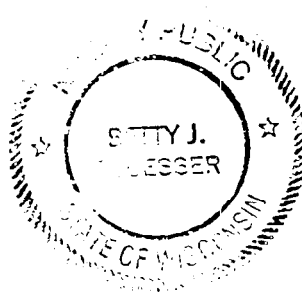
Signature: X [Signature]

Printed Name: MARTIN F STEIN

Title: OWNER

Subscribed and sworn to before me  
this 25<sup>th</sup> day of NOV, 2002

Doty J. Stewer  
Notary Public, State of Wisconsin  
My commission 5-28-06



This document was drafted by the Wisconsin Department of Commerce.

REEL

5436

IMAGE

0404

FAINT TYPE